



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. October 21, 2002



The official agenda is posted at City Hall in accordance with state law.
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Board of Adjustment Members

Michael Ramirez – District 1	Jesse Zuniga – District 6
Oscar R. Williams – District 2	Yolanda Arellano – District 7
Jesse Jenkins – District 3	Abe Ramirez – District 8
Hervey Duron – District 4	D. Michael Villyard – District 9
Laura Lizcano – District 5	Lisa Musial – Mayor

Don Macaulay – District 10
Chairman

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-02-076RH	Henry Cisneros, 2002 Houston St.
CASE NO. A-02-164	Bill Hawes, 7627 Susan Elaine
CASE NO. A-02-165	Craig Russell, 311 Meadow Lane
CASE NO. A-02-166	Jennifer Hettler representing Roland A. Ortiz, 135 Carter Street
CASE NO. A-02-167	Trudia Preston representing I-10 Tech Center, Ltd, 5723 University Heights
CASE NO. A-02-171	Jennifer Hettler representing Roland A. Ortiz, 1122 Culebra
- V. Staff recommendation and approval for a Master Sign Plan for Dellview Marketplace at IH-10 West and Vance Jackson.
- VI. Consideration to hear and decide the amortization application of the Lavaca Neighborhood Association regarding the DATAFLEET located at 418 Florida Street, on November 18, 2002.
- VII. Consider to approve the Minutes of September 30, 2002 and Oct. 7, 2002.
- VIII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

CASE NO. A-02-164

Bill H. Hawes

Lot 23, Block 3, New City Block 17933

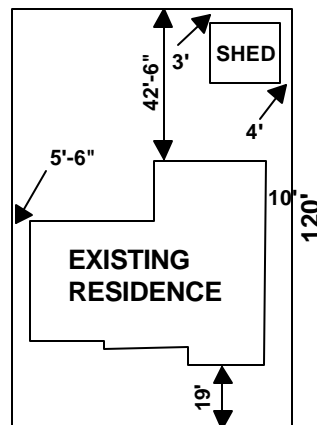
7627 Susan Elaine

Zoned: "R-6" Residential Single-Family District

The applicant is appealing the Director of Development Services decision to not grant non-conforming rights for a home occupation to sell firearms in his home located at 7627 Susan Elaine.

In accordance with provisions of Section 35-801 (g) of the Unified Development Code, the Board of Adjustment is granted authority to hear and decide appeals alleging an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the aforementioned regulation.

On or about September 5, 2002, Director of Development Services made a decision to not grant non-conforming rights for a home occupation to sell firearms in the residential structure at 7627 Susan Elaine. That action was taken due to the Director's assertion that Mr. Hawes failed to apply for the non-conforming status in a timely manner, and that he indicated that there would be on-premise selling of firearms.



SUSAN ELAINE

SITE PLAN

A-02-164

CASE NO. A-02-165

Craig G. Russell
Lot 15, Block 1, New City Block 8687
311 W. Meadow Lane
Zoned: "R-4" Residential Single-Family District

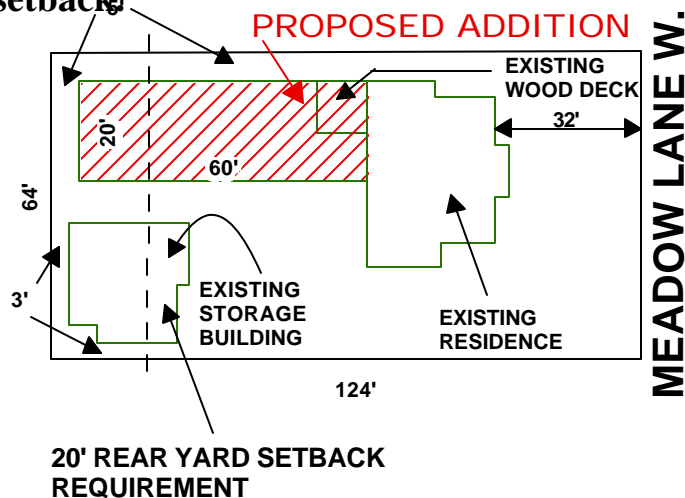
The applicant is requesting a variance to add to an existing structure within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 20' rear yard setback.

The applicant's plan proposes constructing an addition to an existing residence with a 5' rear yard setback.



NOT TO SCALE



SITE PLAN

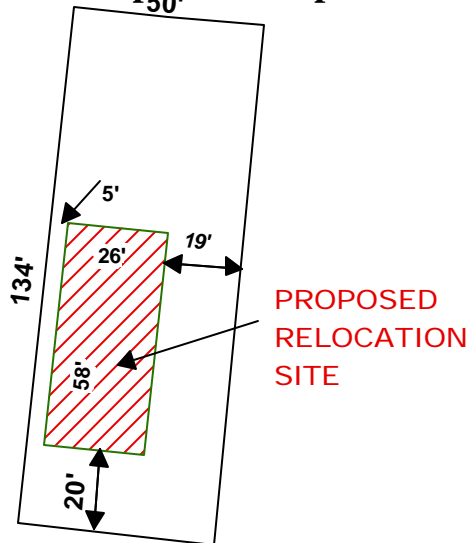
A-02-165

CASE NO. A-02-166

**Jennifer Hettler representing Roland A. Ortiz
Lot 18, Block 1, New City Block 1924
135 Carter Street
Zoned: "MF-33" Multi-Family District**

The applicant requests a Special Exception to relocate a structure from 2432 S. Loop 410 West to 135 Carter Street.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.



**CARTER ST.
SITE PLAN**

A-02-166

CASE NO. A-02-167

**Trudia Preston representing I-10 Tech Center, LTD
Lots 1 & 2, Block 1, New City Block 14861
5711 University Heights
Zoned: "I-1" General Industrial District**

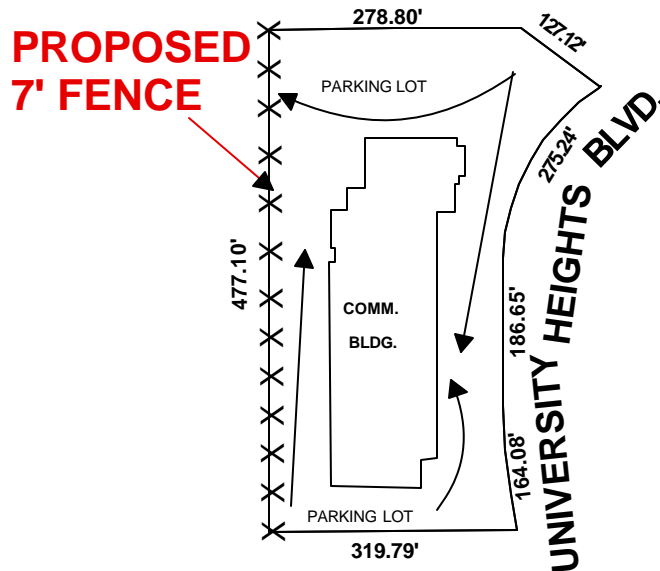
The applicant requests a variance to erect a 7' wooden fence on the rear yard property line.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the rear yard setback to 6'.

The applicant's plan shows a proposed 7' wooden fence on the rear yard property line.



NOT TO SCALE



SITE PLAN

A-02-167

CASE NO. A-02-171

Jennifer Hettler representing Roland A. Ortiz

Lot: S 81.12' of Lot 6, Block 1, New City Block 1924

1122 Culebra Avenue

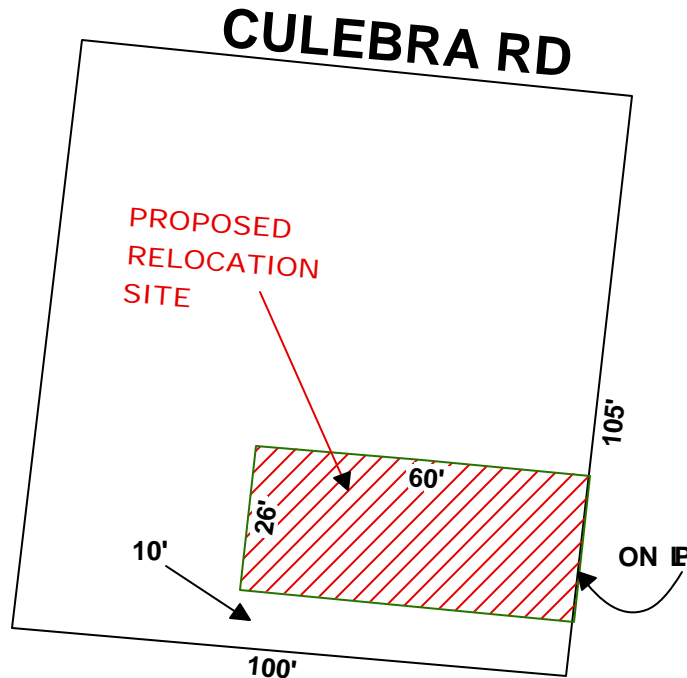
Zoned: "C-2" Commercial District

The applicant requests a Special Exception to relocate a structure from 2432 S. Loop 410 West to 1122 Culebra Avenue.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.



NOT TO SCALE



SITE PLAN

A-02-171

CASE NO. A-02-076RH

**Choco Gonzalez Meza representing Henry Cisneros
Lots 1, 2, 3, Block 5, New City Block 2297
2002, 2006, & 2010 W. Houston Street
Zoned: "R-4" Residential Single-Family District**

THIS CASE WAS PREVIOUSLY HEARD ON MAY 6, 2002.

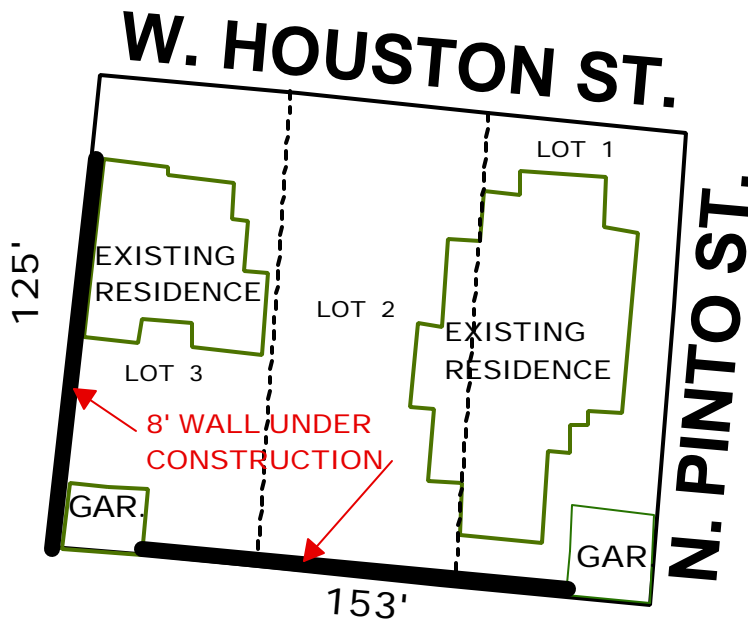
The applicant requests a variance to erect an 8' fence on the property lines within the side and rear yard setbacks.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence heights within the side and rear yard setbacks to 6'.

The applicant's plan proposes erecting an 8' fence on the property line within the side and rear yard setbacks.



NOT TO SCALE



**SITE PLAN
A-02-076R.H.**